



Village of Bayside
Architectural Review Committee
June 20, 2011
Village Board Room, 7:00 pm

**ARCHITECTURAL REVIEW COMMITTEE
AGENDA**

PLEASE TAKE NOTICE that a meeting of the Village of Bayside Architectural Review Committee will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Approval of the June 6, 2011 minutes.

IV. CITIZENS AND DELEGATIONS

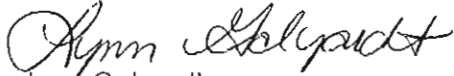
Open to any citizen who wishes to speak on items not on the agenda. Please note there may be limited discussion on the information received, however, no action will be taken. Please state your name and address for the record.

V. BUSINESS

- | | |
|---------------------------------------|--|
| A. Window Alteration | James Petersen
1152 W Jonathan Lane
015-0011 |
| B. Fence Installation | AT&T Company & A1 Fence
N Port Washington Rd Right-of-Way
015-0011 |
| C. Exterior Deck Replacement | John & Marci Heilbronner
9329 N Broadmoor Road
016-0064 |
| D. Second Story Addition | David & Kathleen Aragon
1219 E Hermitage Road
020-0023 |
| E. Roof Alteration and Garage Remodel | Bernhard Guessregen
9072 N Lake Drive
020-0011 |
| F. Sign and Canopy Replacement | Bayside Service Center
310 E Brown Deer Road
021-9975 |

G. Recommend Revisions to the
Architectural Review Process

VI. ADJOURNMENT



Lynn Galyardt
Director of Finance and Administration
June 16, 2011

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-351-8811. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the stated meeting to gather information; no action will be taken by any other governmental body except by the governing body noticed above. Agendas and minutes are available on the website [www.boyside-wi.gov].



Village of Bayside
9075 North Regent Road
Architectural Review Committee Meeting Minutes
June 6, 2011

I. CALL TO ORDER

Roger Derenne called the meeting to order at 7:00 pm.

II. ROLL CALL – Present unless otherwise noted:

Building Inspector:	Dave Zamaites - excused	
Trustee Liaison:	Mike Barth	
Chair:	Roger Derenne	
Members:	Marisa Roberts	Stephen Franz - excused
	David Guirl	Don Brier-Alternate - excused
	Sandra Muchin Kofman	

Also present: Management Assistant Cody Loew

III. APPROVAL OF MINUTES

Motion by Mike Barth, seconded by Roger Derenne, to approve the minutes of May 16, 2011, as corrected. Motion carried unanimously.

IV. CITIZENS AND DELEGATIONS

Open to any citizen who wishes to speak on items not on the agenda. Please note there may be limited discussion on the information received, however, no action will be taken. Please state your name and address for the record.

No comments made.

V. BUSINESS

A. Window Alterations

James Petersen
1152 W Jonathan Lane
015-0011

Agenda items was tabled due to lack of representation.

B. Mudroom Addition

Glenn & Kathryn Christenson
1207 E Fairy Chasm Road
020-0035

Glenn and Kathryn Christenson appeared on behalf of the project. Neighbors in attendance: none. The description of the project is as follows: A 5' by 10' mudroom addition will be added along the side of the kitchen. The exterior siding will match the existing grey cedar 10' siding, and the roofing will match the existing roof steel roof. The gable on the roof will be removed to prevent ice damming from occurring. One door will be added to the north side of the addition.

The windows on the addition will match the divided glass, double hung Cape Cod windows on the existing house.

Motion by Mike Barth, seconded by David Guirl, to approve the mudroom addition project, as described. Motion carried unanimously.

**C. Architectural Review
Committee Ordinance
Revisions**

Management Assistant Cody Loew stated the next step in the Architectural Review Committee Ordinance revisions process is to clearly define what aspects of the process need to be changed. The Architectural Review Committee members discussed the suggested ARC issues and provided clarification on what projects should come before the ARC for approval. Management Assistant Loew stated a list of recommendations would be presented to the Architectural Review Committee for approval at the next ARC meeting.

VI. ADJOURNMENT

Motion by Mike Barth, seconded by Roger Derenne, to adjourn the meeting at 8:22 pm. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Cody Loew', is written over a light blue rectangular background.

Cody Loew
Management Assistant
June 15, 2011



**Application for Appearance before the
Architectural Review Committee**

Owner's Name

JAMES PETERSEN

Street Address

1152 W. Jonathan Lane Bayside, WI 53217

Telephone #

414/228-1473

Address to
mail agenda

Same

Email

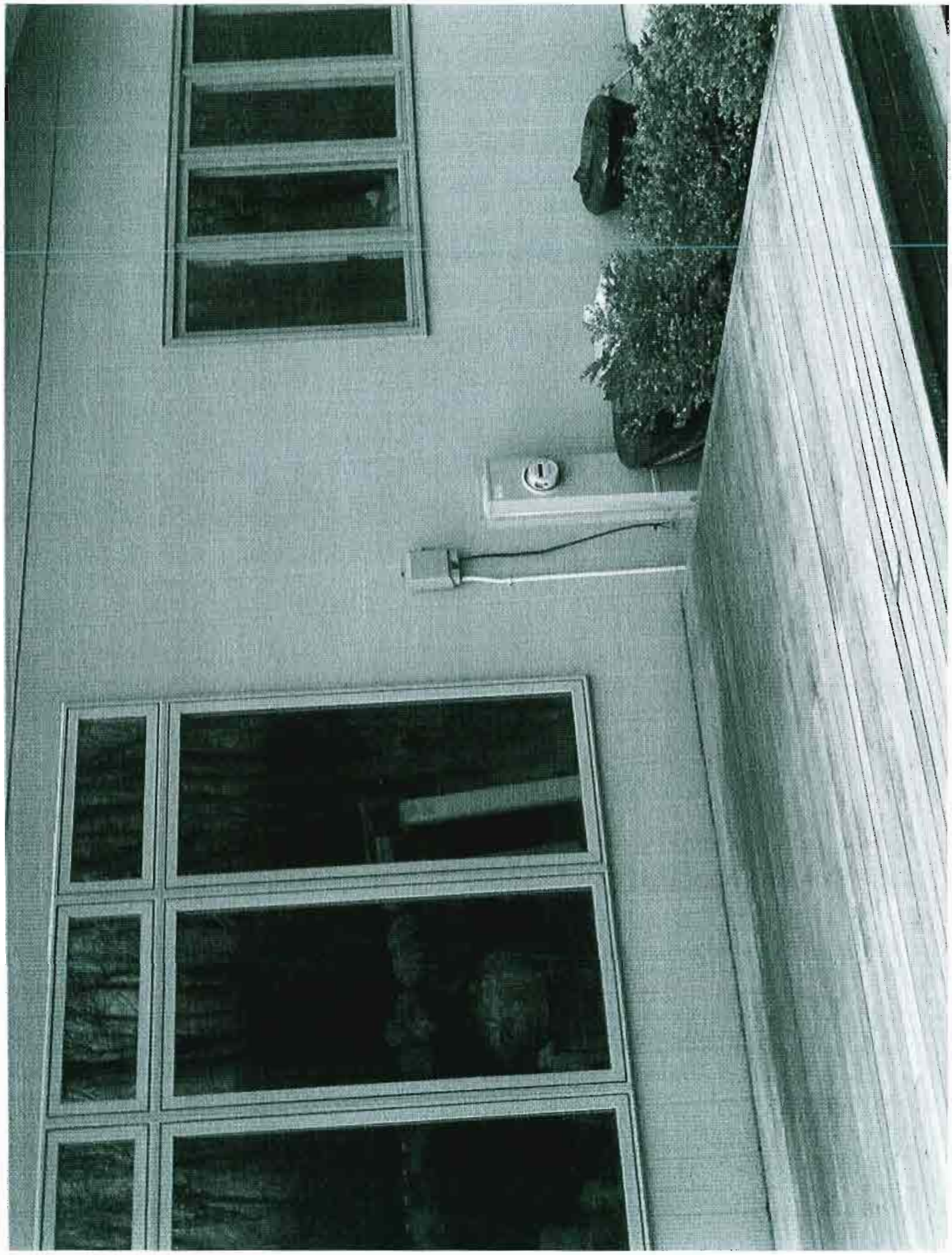
jpetersen1152@gmail.com

Agenda Notice: (This is the description of the project that will appear on the
agenda)

New windows to match

Sight lines

For office use only	
Tax key number:	
Application received by:	Date:
\$60 filing fee paid	
Reviewed by Building Inspector:	Date:
Municipal Code Compliant:	
Architectural Review Committee:	Date:
Approval Motion:	









Application for Appearance before the Architectural Review Committee

Owner's Name AT&T and A1 Fence

Street Address 1152 W Jonathan (Row off N Port Wash.), Bayside, WI 53217

Telephone # 414-351-8811

Address to
mail agenda —

Email —

Agenda Notice: (This is the description of the project that will appear on the agenda)

Fence Installation around AT&T electrical
box in Right-of-Way off N Port Washington
Road

For office use only		
Tax key number:	<u>015-0011</u>	
Application received by:	<u>CH</u>	Date: <u>6-6-2011</u>
\$60 filing fee paid	<u>Yes</u>	
Reviewed by Building Inspector:	<u>DJE OK</u>	Date: <u>6-15-2011</u>
Municipal Code Compliant:	<u>DJE OK</u>	<u>6-15-2011</u>
Architectural Review Committee:		Date:
Approval Motion:		

A-1 FENCE CO., INC.

11040 N. Buntrock Avenue, Mequon, WI 53092
262-251-6766 • Fax 262-242-0620 • www.a1-fence.com

Proposal No. 2130

Date: 6-1-11

We propose to provide all necessary materials and labor to construct a fence according to the sketch, specifications and guarantee presented below, on the purchaser's property located at:

Village of Bensenville
Name: 1152 W. Jonathan Ln
Address: Bensenville
Telephone: _____

Fence Height

6'

Gate Style

- A) Arch up
B) Arch Down
C) Straight

Post Style

Diamond Arrowhead



Post Size

5x5

Gate Post

Size

RESPONSIBILITY OF THE CUSTOMER

1. Obtain permit
2. Provide a survey of the property.
3. Provide a place for the dirt from post holes dug.
4. If there is an existing fence to be taken down, the CUSTOMER must make arrangements for its disposal.

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement in person or in writing, by notifying the seller by 5 PM of the third business day after you signed this proposal. And, if you wish, you may write "I hereby cancel" across the face of this page as written notice.

GUARANTEE

Seller agrees to correct any defect in workmanship or materials at no cost to the buyer for the following period of time:

Installed Fencing: 5y

Installed Gate: _____

UNDERGROUND CABLES:

Telephone ✓ Electric ✓

A-1 Fence Co. assumes no responsibility for damage to any buried electric or plumbing service not installed by a public utility.

Salesman: Brent

"The sting of poor quality outlives the joy of low price."

A-1 Fence Co is not liable for disturbance or necessary changes of landscaping, nor are they liable for damage to existing surfaces such as concrete, brick, etc. due to installation or work performed.

PURCHASER AGREES TO PAY BALANCE DUE UPON COMPLETION OF WORK

Style of Fence

Vinyl

Accepted by: _____

Date signed: _____

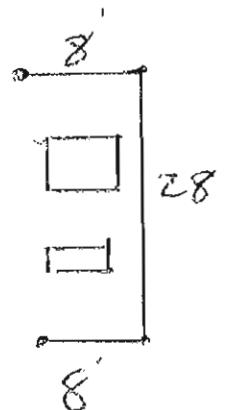
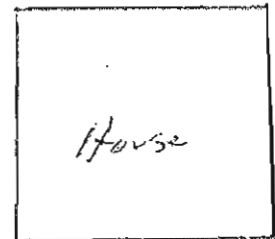
Total footage: _____

TOTAL PRICE: _____

Credit Card Payment will be subject to a 2.5% surcharge.

SKETCH

44' of 6' H/L
Westwood - Sierra Vinyl
\$3080.-



Subd. 2. Repair. In addition to repairing its own work, the Permittee must repair the general area of the work, and the surrounding areas, including the paving and its foundations, manholes, sewers and drainage ways, to the specifications of the Department. The Department shall inspect the area of the work and accept the work when it determines that proper repair has been made, per specifications of the Department.

~~(a) **Permittee Repair.** The Permittee shall at the time of application for an excavation permit post a repair bond in an amount determined by the Department to be sufficient to cover the cost of repairing the right-of-way to Department specifications. If, thirty-six (36) months after completion of the repair of the right-of-way, the Department determines that the right-of-way has been properly repaired, the surety on the repair bond shall be released.~~

Amended by
#01-469

Subd. 3. Standards. The Permittee shall perform repairs according to the specifications of the Department and/or in the conditions specified in the permit. The Department shall have the authority to prescribe the manner and extent of the repair, and may do so in written procedures of general application or on a case-by-case basis.

Subd. 4. Guarantees. The Permittee guarantees its work and shall maintain it for thirty-six (36) months following its completion, except for organic material which shall be maintained for twelve (12) months. During this period it shall, upon notification from the Department, correct all repair work to the extent necessary, using the method required by the Department. Said work shall be completed within ten (10) calendar days of the receipt of the notice from the Department, not including days during which work cannot be done of circumstances constituting force majeure or days when work is prohibited as unseasonable or unreasonable under Section 1.15.

Subd. 5. Failure to Repair. If the Permittee fails to repair the right-of-way in the manner and to the condition required by the Department, or fails to satisfactorily and timely complete all repair required by the Department, the Department at its option may do such work. In the event the Permittee shall pay to the Village, within thirty (30) days of billing, the cost of repairing the right-of-way. If Permittee fails to pay as required, the Village may exercise its rights under the repair bond.

Sec. 1.11. Restoration in Lieu of Repair and Degradation.

The Permittee may elect to restore the excavation and surrounding pavement in lieu of repair and a degradation fee. Restoration shall, at a minimum, include the complete replacement of affected property, including the entire roadway, sidewalk, curb, gutter, ditches and plantings or other affected property. If restoration is elected, the Department shall specify the area to be restored, and the methods and materials to be used for the restoration. The Permittee shall

Sec. 86-5. - Ordinance adopted.

The Village of Bayside Right-of-Way Ordinance No. 2000-462, is hereby incorporated by reference pursuant to the provisions of Wis. Stats. § 66.035. Such ordinance has been on file in the office of the village clerk and open to public inspection since September 7, 2000, and shall be kept permanently on file and open to public inspection in the office of the village clerk.

(Ord. No. 00-462, § 2, 9-7-00)

Sec. 14-181. - Purpose.

(a) The general purpose of this article is to permit a degree of latitude in the placement and construction of fences and swimming pools, recognizing individual creativeness, originality and good judgment, and in keeping with established standards of residential building within the village.

(b) All fences and swimming pools constructed within the village shall be erected or installed for the enjoyment of the owner but shall not cause injury in comfort or enjoyment of property to neighbors or the neighborhood.

(Ord. No. 328, § 1(28.01), 12-3-92)

Sec. 14-182. - Fences.

(a) Preamble.

Bayside is fortunate to have a rich natural diversity of properties that include waterfront, ravines, a variety of densely-planted, mature trees, and open green spaces.

Many residents have selected this area to live based on a desire to enjoy these natural surroundings and this feeling of open space.

A fence can often be in contradiction to this desire. Also, a fence often has a strong visual impact on the neighboring properties.

For these reasons, all fences are subject to review by both the village and the neighbors. It is important that homeowners discuss their fence project with the surrounding neighbors before submitting plans to avoid potential conflicts and to identify concerns before they become major issues.

(b) Permit.

A permit is required for all permanent fences exceeding two feet in height.

This includes all fences enclosing yards, decorative fences, garden walls, patio screen walls, fences enclosing pools, dog runs, tennis court walls, fence elements defining driveways or corners of property, etc.

To obtain a permit for a fence, an application shall be filed with the village, including a nonrefundable application fee, two sets of plans, elevations/photos/literature defining the style of the proposed fence, a plot plan, a certified survey verifying the property lines, setback, and locations of the existing structures, and photographs of the existing area. See section (f) for possible exceptions to the requirement for a certified survey map.

(c) *Certain fences prohibited.*

No barbed wire, wire mesh, above-ground electrically charged fence, or chain link (cyclone) fences shall be allowed except in the case of chain link fences to enclose tennis courts, sports fields, school yards, or municipal properties; and in the case of wire mesh fencing in the G nature center district.

Fences required for dangerous animals as referenced in chapter 10 of the Village Code need special approval of the architectural review committee in regard to material, screening, location, and type of metal fence required for security proposes.

No chain link fences shall be allowed unless significant landscaping is provided to mask them from view of residential areas.

In no event shall the total horizontal linear footage of fencing on any property exceed 50 percent of the total linear footage of the perimeter of the property.

(d) *Existing fences.*

Any existing fence that does not conform to the provisions of this article shall not be altered in any way, other than minor repairs, without making the entire fence conform with the provisions of this article.

If the fence is damaged or deteriorated 50 percent or more, the whole must be replaced per current code.

(e) *Notice to neighbors.*

It is desirable that applicants discuss their fence projects with their surrounding neighbors before submittal.

Upon receipt of an application for a fence permit, the village clerk will send notice of such application (by U.S. mail) to all abutting property owners.

The notice will include the dates and the time of the meeting of the architectural review committee.

The notice will also invite each neighbor to register reasoned approval or disapproval of the application as submitted.

The position should be communicated to the village by letter or appearance at the review meeting, and to the applicant in writing, via telephone, or in person.

All position statements received by the village will be included with the review materials and will be considered during the review.

(f) *Survey.*

The village reminds applicants that it is unlawful to erect structures, fences, etc., on other people's property.

The village requires that applicants obtain a current certified survey to confirm property lines, locate existing and proposed structures, etc.

Other information (plat plans, landscape drawings, photos, old surveys) could be inaccurate.

Reliance on such measurements is solely at the risk of the property owner.

Inaccuracy could lead to costly fence removal and civil or criminal trespass.

For fences, garden walls, dog runs, and other nonperimeter fencing, the building inspector may waive the requirement for a certified survey map if satisfied with evidence, and corroborating verification by neighboring property owners, that the proposed fence or structure does not extend so close to the presumed property line as depicted by the applicant for the permit as to render attempts to prevent encroachment without a survey unreliable.

(g) Temporary fences.

With the exception of construction barriers, no temporary fences in excess of 100 square feet shall be erected and left in place for more than 14 days without first obtaining permission from the village manager or his designee.

No temporary fences in excess of 100 square feet shall be installed for a period exceeding 90 days.

Temporary fences that are shielded from view by the nature of their location, not seen by the public or neighboring property owners, do not require permission by the village manager or his designee.

(h) Views, environmental corridors, etc.

No fences shall be constructed that will unreasonably obstruct neighbors' views or detract from the neighbors' enjoyment of the natural surroundings (including, but not limited to, property on or adjacent to ravines, waterfronts, and environmental corridors) as determined by the architectural review committee.

(i) Vision triangle/construction in the right-of-way.

No fence, hedge, or other screening device shall be constructed or planted in the right-of-way or in a place where it impedes traffic visibility.

This shall also apply to corner lots where an angle of view must be maintained for traffic visibility.

(j) Fence height.

The height of a fence shall be measured from average existing grade of the property.

Therefore, if a fence is constructed on a manmade hill or berm, it shall be reduced in height to compensate for the height of the berm or hill to avoid exceeding the overall fence height.

Fences constructed behind the rear elevation of the home shall not exceed six feet in height except when adjacent to an active railroad property, state or county highway, or commercial parking lot property, in which case it shall not exceed eight feet.

Fences immediately adjacent to interstate highways may exceed these height limits but may not exceed height restrictions imposed by county, state, or federal authorities.

Fences constructed within the side yards of a home but behind the forwardmost point of the adjacent structures shall not exceed six feet in height.

Fences constructed within the front yard of a home shall not exceed three feet in height.

Ornamental posts protruding less than one foot above the measured average height of a fence may be permitted provided they are at least six feet apart, or are otherwise granted exception for closer proximity by the architectural review committee (which exception shall be subject to a two-thirds vote).

In all other cases, fences shall be measured to their highest point (including posts) in determining compliance with height restrictions.

(k) Fence type.

No solid fence may be constructed with a total horizontal linear length in excess of ten percent of the total linear feet of the perimeter of the property except as screening along an adjacent railroad, state highway, interstate highway, county highway, or commercial parking lot property.

No fence shall be constructed with a total horizontal linear length in excess of ten percent of the linear feet of the perimeter of the property without at least a 25 percent open design.

No fence shall be constructed with a total horizontal linear length in excess of 25 percent of the linear feet of the perimeter of the property without at least a 50 percent open design.

When proposing a new fence adjacent to a property that already has a fence, the applicant should consider (and the architectural review committee may encourage) matching that fence to achieve a harmonious look.

Wood fences shall be unfinished or stained or oiled and allowed to weather naturally to help them blend into the landscape.

Other finishes may be acceptable but are subject to review and approval.

The side of the fence facing neighboring properties shall always be a finished and not structural side of the fence.

If a fence style contains posts on one side and a more finished side on the other, the more finished side shall face the neighboring property.

Fences may incorporate no more than two trellises or arbors that may be no wider than four feet and no taller than eight feet and which are at least six feet from the nearest property line if located in the A Residence District or at least three feet from the nearest property line in the B and C Residence Districts.

The open percentage of any fence shall be the percentage of the fence which is not opaque from a perpendicular perspective.

(l) Special exceptions. Special exceptions to the requirements of this section may be granted pursuant to section 106-9 of the Municipal Code.

(Ord. No. 328, § 1(28.02), 12-3-92; Ord. No. 95-351, §§ 1, 2, 7-13-95; Ord. No. 02-496, § 1, 7-11-02; Ord. No. 02-510, § 1, 12-5-02; Ord. No. 07-563, §§ 1—3, 5-3-07)

55

Survey No. 89512-S
Revision No. 1

APPROVED
VILLAGE OF BAYSIDE
BUILDING COMMITTEE
DATE 7-29-59

15-0011





VILLAGE OF BAYSIDE

Application for Appearance before the Architectural Review Committee

Owner's Name John + Marci Heilbronner
Street Address 9329 N. Broadmoor, Bayside, WI 53217
Telephone # 414-690-4303 | 414-352-4677
Address to mail agenda 811 W. Glendale Ave.
Glendale, WI 53209
Email abraatz603@yahoo.com

Agenda Notice: (This is the description of the project that will appear on the agenda)

Exterior deck replacement
Deck replacement will have the same footprint as
existing. Just raising it to be level with patio
doors.

For office use only	
Tax key number: <u>016-0064</u>	
Application received by: <u>C.H. 6-6-11</u>	Date: <u>6-6-11</u>
\$60 filing fee paid <u>Yes</u>	
Reviewed by Building Inspector: <u>DJE ok</u>	Date: <u>6-14-2011</u>
Municipal Code Compliant: <u>DJE ok</u>	<u>6-14-2011</u>
Architectural Review Committee:	Date:
Approval Motion:	

Braatz Building, Inc.

811 West Glendale Ave
Glendale, WI 53209
Office 414.906.1814 Cell 414.736.4111

Estimate

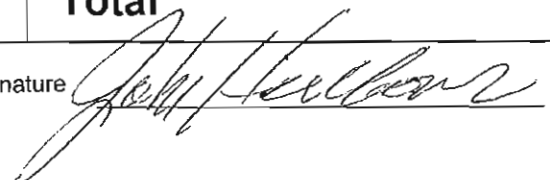
Date	Estimate #
5/9/2011	330

Name / Address
John & Marci Heilbronner 9329 N Broadmoor Bayside, WI 53217

FILE

Description	Total
Exterior Deck -Permit -De-construct existing deck, posts and concrete. Remove all debris -Deck design to have the same footprint as existing, new deck height raised to level of patio door threshold -Furnish materials and install deck according to plan using: 1. 4" x 4" Pressure Treated posts, 48" below grade with concrete 2. 2" x 6" Pressure Treated joist system using coated deck screws and galvanized joist hangers and corner brackets 3. 2" x 6" Cedar decking using the Tiger Claw stainless steel hidden fasteners system (Provides clean topside appearance with no penetrations) 4. 1" x 8" Cedar deck skirt (Skirt to hide "green treated" on the side) 5. Furnish and install new built-in Cedar bench to match existing	7,400.00
Total	

Signature



Braatz Building, Inc.

811 West Glendale Ave
Glendale, WI 53209
Office 414.906.1814 Cell 414.736.4111

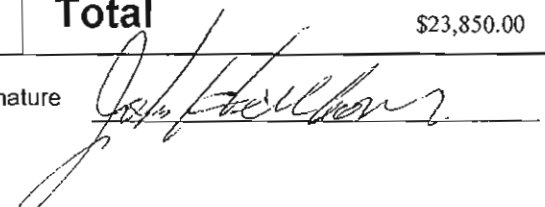
Estimate

Date	Estimate #
5/9/2011	330

Name / Address
John & Marci Heilbronner 9329 N Broadmoor Bayside, WI 53217

Description	Total
Bathroom Remodel -Permits -Build dust containment and protect all surfaces -Remove toilet, tub, vanity top, vanity faucet, and all tile and walls -Salvage vanity and mirror, re-install -Install new tub and shower mixer (Allowance \$750.00) -Install new Ultra-quiet bath fan using existing switching and venting -Insulate exterior wall and ceiling as needed -Install moisture resistant drywall on walls and ceiling -Install tile backer on floor and tub surround -Install tile on floor and tub surround, seal grout (Allowance for tile and grout \$7.50 per sq ft) -Finish drywall to a smooth texture -Install new light fixture over mirror and update outlet to GFCI protected outlet (Allowance for fixture \$150.00) -Install existing casing, base and shoe, replace as needed -Paint walls, ceiling and trim (colors per owner) -Install new vanity top, sink, faucet and toilet (Allowance for fixtures \$1,500.00) -Install new towel bars, hooks, toilet paper holder and curtain rod (Allowance for accessories \$300.00)	16,450.00
Total	\$23,850.00

Signature





John & Marci Heilbronner Deck - 9329 N. Broadmoor



John & Marci Heilbronner Deck - 9329 N. Broadmoor



VILLAGE OF BAYSIDE

Application for Appearance before the Architectural Review Committee

Owner's Name David & Kathleen Aragon
Street Address 1219 E. Hermitage Rd., Bayside, WI 53217
Telephone # 414-617-6717
Address to mail agenda 7402 Poplar Cir. Wauwatosa, WI 53185
Email laurahammiller@turnkeyhome.com

Agenda Notice: (This is the description of the project that will appear on the agenda)

Second story addition

For office use only	
Tax key number: <u>020-0023</u>	
Application received by: <u>C.H. (6-20-11 meeting)</u>	Date: <u>6-6-2011</u>
\$60 filing fee paid <u>Yes</u>	
Reviewed by Building Inspector: <u>DR OK</u>	Date: <u>6-15-2011</u>
Municipal Code Compliant: <u>DR OK</u>	<u>6-15-2011</u>
Architectural Review Committee:	Date:
Approval Motion:	



VILLAGE OF BAYSIDE

ITEMS WHICH REQUIRE ARCHITECTURAL REVIEW COMMITTEE APPROVAL:

- Accessory Structures
- Additions
- Decks
- Fences (25% open) Pools (fence) screening
- Railings
- Roofs if changing aesthetically
- Siding
- Signs
- Windows if changing size or style
- Any other items similar in nature

INFORMATION REQUIRED WITH APPLICATION:

- Building permit application
- Architectural Review Committee application
- 2 complete sets of building plans (including elevations and grading)
- 2 copies of survey/site plan if changing
- Photographs showing project location, elevations and surrounding views
- Samples or brochures showing materials, colors and designs
- Detailed list of all projects
- All drawings shall be drawn to scale and a copy of contracts
- Topographical map if adding 100 sq ft or more of impervious surface

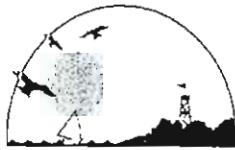
ALL SURVEYS MUST SHOW THE FOLLOWING INFORMATION:

- All structures located on property
- Proposed structures should be identified by notes and shaded or highlighted
- Distances to property lines and distances between structures
- Dimensions of proposed structures
- Distance of well to proposed structures

-
- Please be aware members of the Architectural Review Committee may visit the project site prior to the meeting.
 - A \$60 filing fee is due when the project is submitted. Permit is paid once the project is approved by the Architectural Review Committee.
 - Building permits may be picked up on the Friday following the meeting, but please call to verify amount and completeness of the application.
 - The deadline for submittal is two weeks preceding the meeting at 10:00 am.
 - Permit and filing fees are non-refundable.

The purpose of the Architectural Review Committee is to ensure that all construction and structures within the village comply with the Municipal Code, and to ensure that all structures within the village meet minimum standards of architectural quality, consistency, aesthetic design, and finish. The architectural review committee shall maintain as its goal the perpetuation of the village's character and atmosphere, preservation of existing property values, and enhancement of the desirability of the village as a residential community. Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.

Sec. 14-2(a)(2)



VILLAGE OF BAYSIDE

Building Inspection Zoning Worksheet

Date: 6-10-2011

Homeowners name: David & Kathleen Aragon

Address of property: 1219 E Hermitage Rd

Type of project: 2nd Floor Addition size: _____ sq ft

Maximum accessory structure allowed per lot size: _____ sq ft

Current sq ft of house with existing sheds, etc.: _____ sq ft

Zoning district: C Lot size: _____ sq ft

Maximum structure allowed: _____ sq ft (A=15%, B=25%, C=35%)

Total proposed sq ft of structure with new project: _____ sq ft

Maximum impervious surface allowed: _____ (A=25%, B=35%, C=40%)

Total proposed surface with new project: _____

Setbacks:

- A:** Front 30', Side 20', Rear 20', Rear for accessory structures 20'
- B:** Front 30', Side 10', Rear 20', Rear for accessory structures 10'
- C:** Front 30', Side 10', Rear 20', Rear for accessory structures 10'
- *** Average setback per Sec. 106-3 may apply for additions

	Current	Proposed
Front	_____	_____
Right side	_____	_____
Left side	_____	_____
Rear	_____	_____
Building Height	_____	_____
Principle	<u>16'</u>	<u>24' Addition OK</u>
Accessory	_____	_____

* Proposed setbacks include all overhangs, projections and foundations.

Meets setback requirements: OK

Meets zoning code requirements: OK

Notes:

No structure
to exceed 35 feet above
normal grade.

MENU

My Penthouse.com SM

mypenthouse.com 800-269-8555

Add a Second Story To Your Home

30 Days No Moving



SIDING CHOICE: DRIFTWOOD

David & Kathleen Aragon
1219 E Hermitage Rd
Village of Bayside
Bayside, WI 53217
David 414-617-6717
Kathleen 414-559-0061

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Black & White	Dark Colors	Light Colors	Specialty Colors
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REScheck Software Version 4.4.1 Compliance Certificate

Project Title: AD2 37X25 3 1 WI

Energy Code: **Wisconsin Uniform Dwelling Code 2009**
Location: **Milwaukee County**
Conditioned Floor Area: **933 ft²**
Glazing Area Percentage: **15%**
Climate Zone: **6**

Construction Site:
1219 HERMITAGE
MILWAUKEE, WI 53217

Owner/Agent:
DAVID AND KATHLEEN ARAGON
1219 E HERMITAGE
MILWAUKEE, WI 53217
414-617-6717
KathleenAragon@gmail.com

Designer/Contractor:
ANDREW JANSEN
VERTICAL WORKS INC.
3834 E PUETZ RD
OAK CREEK, WI 53154
414-762-0950
andrewjansen@verticalworksinc.com

UDC Compliance: Passes on UA trade-off

Compliance: **3.0% Better Than Code** Maximum UA: **164** Your UA: **159**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Raised or Energy Truss	933	38.0	0.0		28
Wall 1: Wood Frame, 16" o.c.	998	19.0	0.0		51
Window 1: Vinyl Frame:Double Pane with Low-E SHGC: 0.30	154			0.290	45
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	933	25.0	0.0		35
Furnace 1: Forced Hot Air 90 AFUE					

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the Wisconsin Uniform Dwelling Code 2009 requirements in REScheck Version 4.4.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date

Heating Equipment Sizing Summary

General Information

Outdoor Design Temperature	-10	deg
Conditioned Floor Area	933	ft
Average Ceiling Height	8.0	ft
Infiltration Rate	0.50	Normalized ACH
Equipment Oversizing Factor	0.0	%

Loads Summary

Conductive Losses	12700	BTU/hr
Infiltration Losses	5374	BTU/hr
Oversizing Factor Losses	0	BTU/hr
Total Building Heating Load	18074	BTU/hr



REScheck Software Version 4.4.1 Inspection Checklist

Ceilings:

- ☐ Ceiling 1: Raised or Energy Truss, R-38.0 cavity insulation

Comments: _____

Insulation must achieve full height over the plate lines of exterior walls.

Above-Grade Walls:

- ☐ Wall 1: Wood Frame, 16" o.c., R-19.0 cavity insulation

Comments: _____

Windows:

- ☐ Window 1: Vinyl Frame: Double Pane with Low-E, U-factor: 0.290

Windows must be labeled and rated in accordance with NFRC or must use default values from COMM Table 22.36-1.

#Panels _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Note: Up to 15 sq.ft. of glazed fenestration per dwelling is exempt from U-factor and SHGC requirements.

Note: Site-constructed windows must be sealed with gasketing or weatherstripping or be covered with a storm window.

Floors:

- ☐ Floor 1: All-Wood Joist/Truss: Over Unconditioned Space, R-25.0 cavity insulation

Comments: _____

Floor insulation is installed in permanent contact with the underside of the subfloor decking.

Heating and Cooling Equipment:

- ☐ Furnace 1: Forced Hot Air: 90 AFUE or higher

Make and Model Number: _____

Air Leakage:

- ☐ Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.
- ☐ Recessed lights are either 1) Type IC rated with enclosures sealed/gasketed against leaks to the ceiling, or 2) Type IC rated and ASTM E283 labeled, or 3) installed inside an air-tight assembly with a 0.5" clearance from combustible materials and a 3" clearance from insulation.

Ventilation:

- ☐ Mechanical ventilation systems are "balanced". Passive intake air ducts providing makeup air for intermittent exhaust are sized to provide a minimum of 40% of the total air that would be exhausted with all the intermittent exhaust ventilation in the dwelling operating simultaneously (COMM 22.39).

Sunrooms:

- ☐ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.
- ☐ The temperature in the conditioned space is controlled as a separate zone or separate heating equipment exists.

Vapor Retarder:

- ☐ Installed on the warm-in-winter side of all framed ceilings, walls, and floors (exceptions apply, see COMM 22.38).
- ☐ The vapor retarder covers the exposed insulation and the interior face of the framing.
- ☐ The installed vapor retarder is continuous with all joints consisting of sheet material overlapped 6 inches and taped or sealed. Rips, punctures and voids in the vapor retarder are patched with vapor retarder materials and taped or sealed.
- ☐ Concrete slabs have vapor retarder directly under the slab or base course of the slab with edges extending to the top of the slab.

Materials Identification and Installation:

- ☐ Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- ☐ Insulation is installed in substantial contact with the surface being insulated and in a manner that achieves the rated R-value.
- ☐ Materials and equipment are identified so that compliance can be determined.
- ☐ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- ☐ Insulation R-values, glazing U-factors, and heating equipment efficiency are clearly marked on the building plans or specifications.

Duct Insulation:

- ☐ Ducts in unconditioned spaces or outside the building are insulated to at least R-8.

Duct Construction:

- ☐ Sections of ducts in unconditioned spaces and the unconditioned side of plenums are sealed (COMM 22.43).
- ☐ Air handlers, filter boxes, and duct connections to flanges of air distribution system equipment or sheet metal fittings are sealed and mechanically fastened.
- ☐ All joints, seams, and connections are made substantially airtight with tapes, gasketing, mastics (adhesives) or other approved closure systems. Tapes and mastics are rated UL 181A or UL 181B.
- ☐ Building framing cavities are not used as supply ducts.
- ☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.
- ☐ Additional requirements for tape sealing and metal duct crimping are included by an inspection for compliance with the International Mechanical Code.

Temperature Controls:

- ☐ Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

Heating and Cooling Equipment Sizing:

- ☐ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

Pipe Insulation:

- ☐ All heating pipes in unheated spaces and all cooling pipes in uncooled spaces are insulated with a material providing a minimum thermal resistivity of R-4 (COMM 22.44).

Certificate:

- ☐ A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment.

NOTES TO FIELD: (Building Department Use Only)



Wisconsin Energy Efficiency Certificate

Insulation Rating	R-Value
-------------------	---------

Ceiling / Roof	38.00
----------------	-------

Wall	19.00
------	-------

Floor / Foundation	25.00
--------------------	-------

Ductwork (unconditioned spaces):	
----------------------------------	--

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.29	0.30
--------	------	------

Door		
------	--	--

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Forced Hot Air Furnace	90 AFUE
------------------------	---------

Water Heater:	
---------------	--

Name: _____ Date: _____

Comments:



**Application for Appearance before the
Architectural Review Committee**

Owner's Name BERNHARD GUESSREGEN
 Street Address 9072 NORTH LAKE DRIVE, Bayside, WI 53217
 Telephone # 612-205-1060
 Address to mail agenda 9072 NORTH LAKE DRIVE
 Email BERNGUESS @ Gmail. com

Agenda Notice: (This is the description of the project that will appear on the agenda)

After-The Fact Architectural Review - House for Sale
RACE ROOF / ADD SHED DORMER
TO BEDROOM ABOVE GARAGE
(EXISTING PRIOR) No increase in Footprint or height

For office use only	
Tax key number: <u>020-0011</u>	
Application received by: <u>Cody Horn</u> ⁶⁻²⁰⁻¹¹	Date: <u>5-27-11</u>
\$60 filing fee paid <u>Yes</u>	
Reviewed by Building Inspector: <u>DJT OK</u>	Date: <u>6-14-2011</u>
Municipal Code Compliant: <u>DJT OK</u>	<u>6-14-2011</u>
Architectural Review Committee:	Date:
Approval Motion:	







NEW











1/4 scale

2x4 16o/c wall framing

2x6 rafter framing

1/2 osb sheathing wall and roof

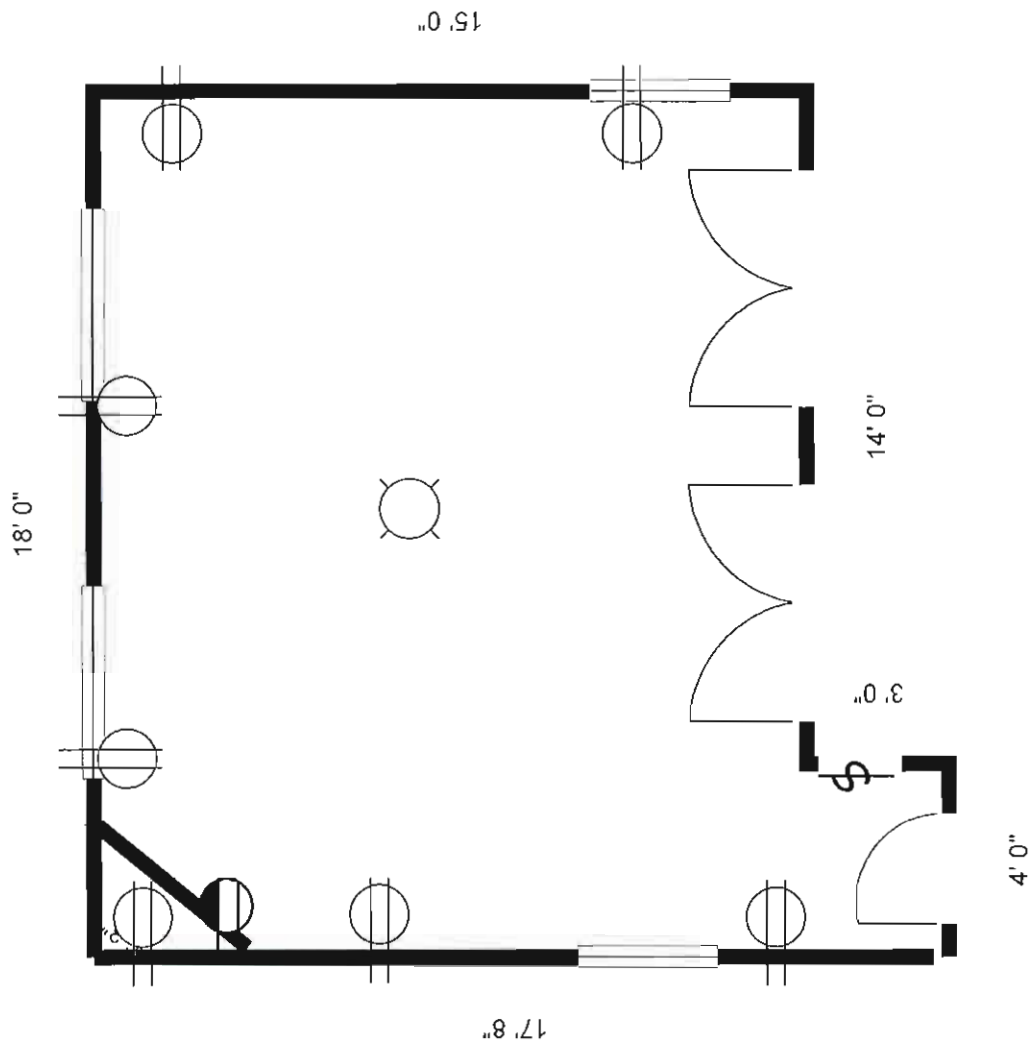
r 13 wall insulation

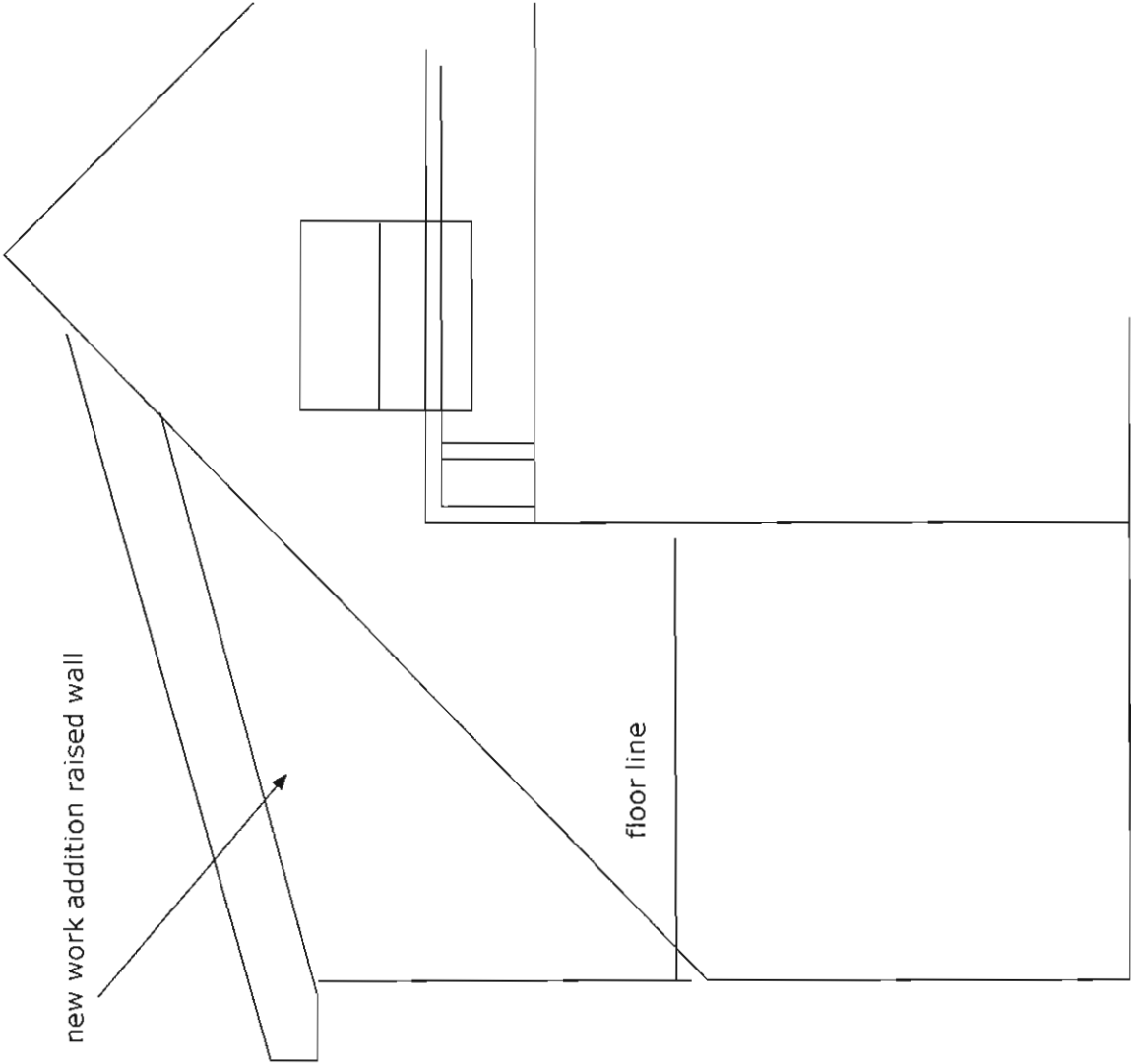
r 38 rafter insulation

asphalt roof

hard board siding

pela windows







VILLAGE OF BAYSIDE

May 17, 2011

60.00
60.00
60.00
60.00
60.00
60.00

Application for Appearance before the Architectural Review Committee

Receipt No: 1000382
310 E BROWN DEER ROAD

BUILDING
ARC APPLICATION FEES

Total:

Check
Check No: 35969

Payor:
310 E BROWN DEER ROAD
Total Applied:

Tested:

Owner's Name OSCAR MONCADA

Street Address 310 E. BROWN DEER RD, Bayside, WI 53217

Telephone # 262-617-2174

Address to
mail agenda COLORTECH OF WISCONSIN ATT: SCOTT TIMM
1011 ASHWANBENOW ST
GREEN BAY, WI 54304

Email SCOTT@COLORTECHWI.COM

Agenda Notice: (This is the description of the project that will appear on the agenda)

REFACE MONUMENT I.D. SIGN

GAS CANOPY SIGNS

For office use only	
Tax key number: <u>021-9975</u>	
Application received by: <u>Cody Lauer</u>	Date: <u>5-17-2011</u> <u>(For Arc fee)</u>
\$60 filing fee paid	<u>Yes</u>
Reviewed by Building Inspector: <u>DJR</u>	Date: <u>6-1-2011</u>
Municipal Code Compliant: <u>OK DJR</u>	<u>6-1-2011</u>
Architectural Review Committee:	Date:
Approval Motion:	



Canopy/Island Image Overview

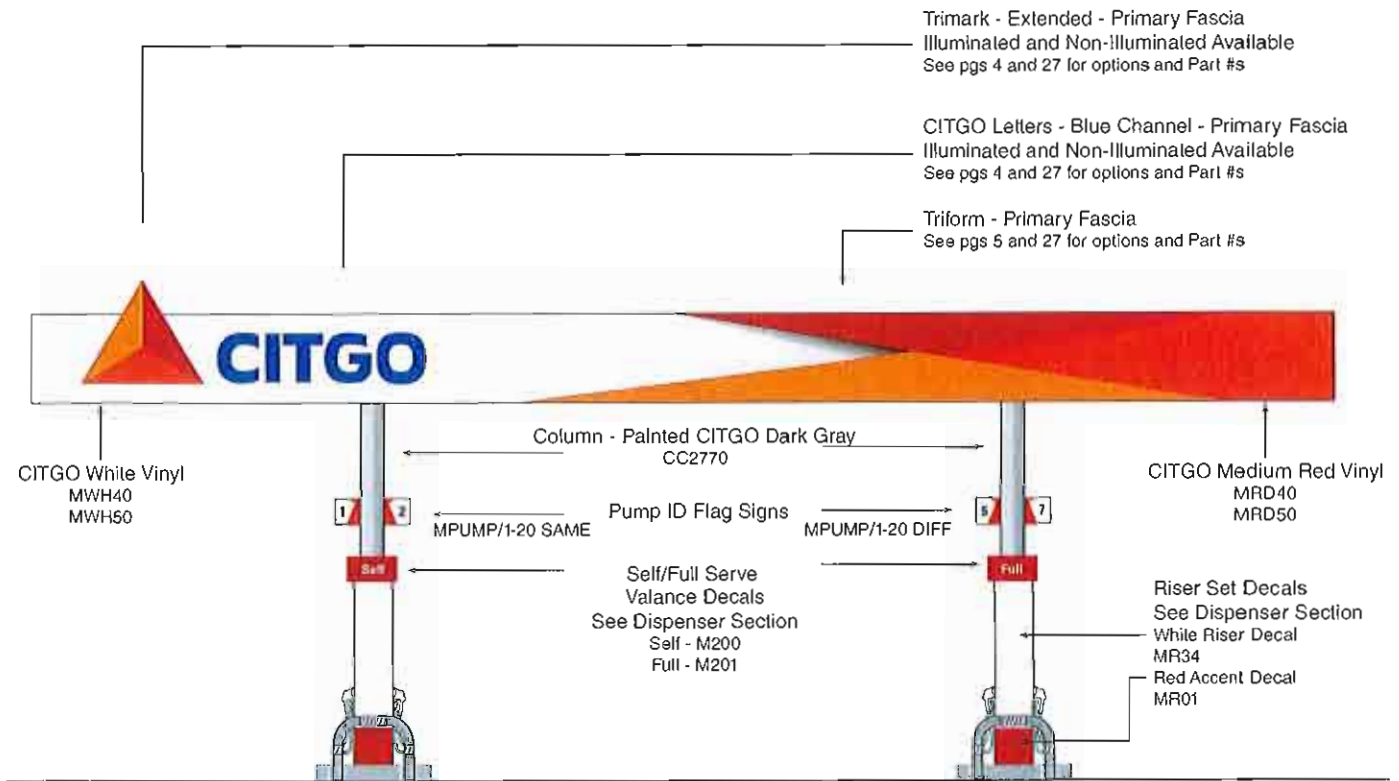


The Centennial Image provides a new, bold look for CITGO. Leveraging the CITGO signature logos, the Trimark and legacy CITGO Letters (also known as Wordmark), the image is more modern, while staying true to the CITGO brand.

CITGO canopy signage consists of three primary brand elements: The Trimark, CITGO Letters, and the new Triform. These image elements are utilized throughout the forecourt, both on the canopy and under the canopy.

This section will instruct and guide your imaging needs for the entire forecourt. Information in this section is for illustrative purposes only. All dimensions indicated are nominal and are not intended to support fabrication.

Canopy Layout – Gasoline



Primary Fascia Elevation

Bollards - Painted CITGO Dark Gray
CC2770
with Stripe Decals
M300
M301

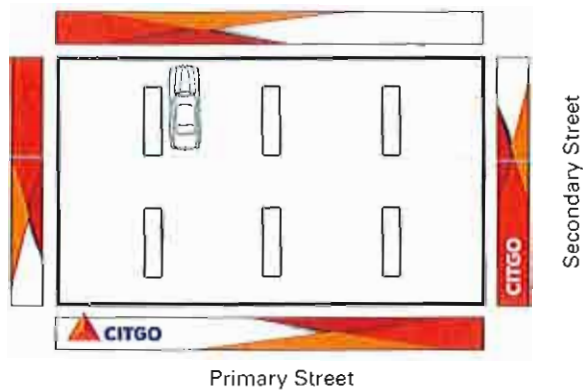


Secondary Fascia Elevation

Bollards - Painted CITGO Dark Gray
CC2770
with Stripe Decals
M300

Island Curb - CITGO Dark Gray
CC2770

Standard Canopy Component Placement – Gasoline

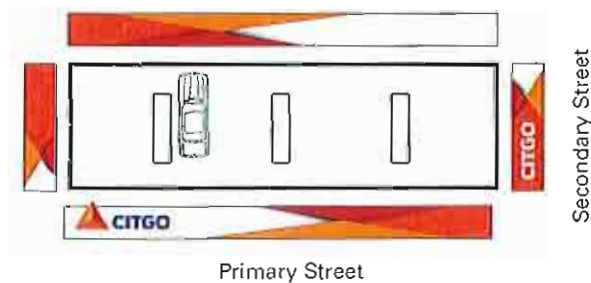
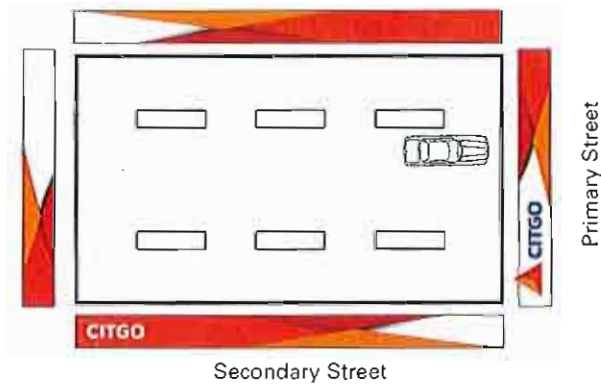


The primary fascia can be placed on the shorter of the sides, but should be placed to maximize visibility.

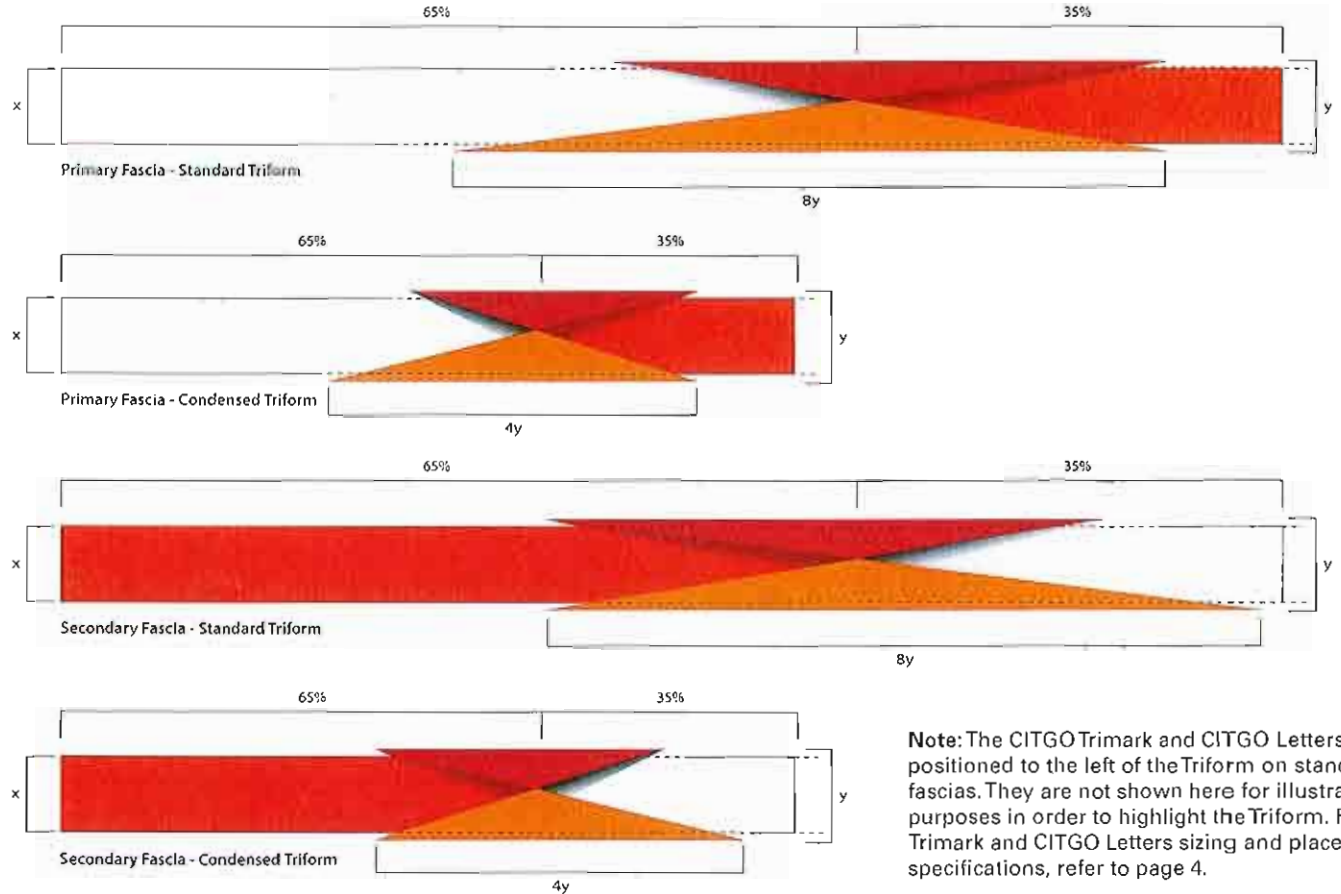
CITGO letters are not required on the third and fourth sides of the canopy, however can be added if needed, based on visibility from the street.

The installation sequence for the canopy components is:

1. White and red vinyl
2. Triform decal
3. Trimark and CITGO Channel Letters



Canopy Triform Sizing/Placement Summary



Canopy Triform Sizing	
Canopy Fascia Heights (x)	Triform Height (y)
<30"	please consult your CITGO Region Brand Manager
>30" - <39"	40"
>39" - <49"	50"
>49"	please consult your CITGO Region Brand Manager

Canopy Minimum Lengths or Widths			
Canopy Fascia Heights (x)	Minimum canopy length or width to use		Minimum canopy length or width to use Condensed Triform
<29"	please consult your CITGO Region Brand Manager		
30" - 39"	Primary 41'	Secondary 50'	27'-0"
40" - 49"	Primary 52'	Secondary 63'	35'-0"
>50"	please consult your CITGO Region Brand Manager		

The Triform has 4 different treatments based on canopy size.

- Primary Fascia Standard Triform
- Primary Fascia Condensed Triform
- Secondary Fascia Standard Triform
- Secondary Fascia Condensed Triform

Decal Placement Instructions

Step 1: Determine whether the fascia is primary or secondary, based on visibility.

Step 2: Cut Triform decal equally from the top and bottom so that the height of the decal is 1" taller than the canopy height.

Step 3: Vertical placement: Place decal on the canopy so that there is a 1/2" overlap on the top and bottom.

Step 4: The proper placement order is to lay the red decal first ending at the 35% point then place the triform. See Step 5.

Step 5: Horizontal placement: Place the Triform so that the intersection point is always at a ratio of 65/35 of the width of the fascia. The 65% width is to the left edge, and the 35% width is to the right edge.

Step 6: Trim top and bottom of decal to match canopy height.

----- Dashed line indicates ideal trim of decal

Refer to the illustration and charts for further guidance.



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Description:

Client: US Venture
Contact: Shelly
Salesperson: Scott Timm
Designer: Troy Kelly
Date: May 16th, 2011
File Name: US Venture - Citgo Bayside

Acceptance of Sketch: _____
Date: _____

Colortech
of Wisconsin, Inc.



Client: US Venture
Contact: Shelly
Salesperson: Scott Timm
Designer: Troy Kelly
Date: May 16th, 2011
File Name: US Venture - Citgo Bayside

Description:

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Acceptance of Sketch:

Date:



Additional Set of
Channel Letters

SELF
SERVE

CITGO

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Description:

Client: US Venture

Contact: Shelly

Salesperson: Scott Timm

Designer: Troy Kelly

Date: May 16th, 2011

File Name: US Venture - Citgo BaySide

Acceptance of Sketch:

Date:





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Description:

Client: US Venture
 Contact: Shelly
 Salesperson: Scott Timm
 Designer: Troy Kelly
 Date: May 16th, 2011
 File Name: US Venture - Citigo Bayside

Colortech
 of Wisconsin, Inc.

Date:

Acceptance of Sketch:





TO: Architectural Review Committee

FROM: Cody Loew

RE: Revisions to the Architectural Review Committee Process

Recommended Revisions to the ARC Process

I have compiled the following recommended changes to the ARC process. These revisions were partially created based upon the input received from ARC committee members and with follow up email communication. The following recommendations are intended to guide the direction of the ARC revision process as it moves forward to revising Village Code.

Recommendation 1: Fence projects must receive ARC approval, unless the fence is being repaired or replaced with a reasonably similar fence. The 50% replacement threshold is recommended to be removed from Village Code, as the main factors to consider are the following criteria:

- Replacing or repairing fences with like-for-like materials do not need ARC approval
- Replacement or repair projects that do not change the height, footprint, style, or construction materials of the fence do not need ARC approval, no matter how much of the fence is being replaced.
- If a fence replacement or repair projects that change any of the above mentioned elements are considered to be new fences and will need ARC approval.
- All fence repair or replacement projects must meet the requirements of the current Village Code.
- All fences in the Village must have footings.

Justification: Village code currently restricts the types and locations of fences throughout the Village. This part of Village Code would not change; however, it is recommended to make the process easier for residents who wish to proactively maintain their fences and property. If the resident can demonstrate through pictures, samples, brochures, etc. that the fence repair or replacement project will not significantly differ from the existing aesthetic appearance of the fence ARC approval would not be necessary. This recommendation also stipulates that footings are required on any new fence or fence repair project. Footings would greatly reduce the likelihood that fences fall over or are knocked down and would lessen the property maintenance issue rate for fences.

Recommendation 2: Window replacements that do not differ significantly from the exterior appearance of the structure should be able to receive administrative approval. Only new windows and window projects altering the window opening would require ARC approval.

Justification: If residents aren't changing the size of the window and are simply upgrading their windows or replacing old, energy inefficient windows the Village should not impose additional barriers. It is recognized that residents are likely not likely to replace windows with the exact same type of window, because the window may no longer be made or the homeowner wishes may wish to change the style of a window (Ex. double hung to casement) but does not have the funds to replace all windows on the house. Changing the style of a window does affect the appearance of a home, but it doesn't have the same impact as adding or expanding window(s). Window replacement projects are relatively common and requiring ARC approval creates frustration for residents and contractors.

Recommendation 3: The section of the Village Code dealing with accessory structure definitions should be revised to clarify what is considered to be an accessory structure that needs ARC approval and what

structures are not accessory structures. The following interconnected series of revisions are recommended to clarify the definitions of accessory structures and what projects shall require ARC approval:

3a. The following accessory structures are recommended to need ARC approval, if and only if, they remain in one spot for more than 20 days and weigh more than 75 pounds:

- Garden house, gazebo or screen house
- Greenhouse
- Carport
- Sheds
- Storage building incidental to permitted use
- Pool house
- Decks that are part of a pool project or meet specific criteria (see below)
- Arbors and pergolas
- Trellises, only if they are part of a fence project
- Play structures must not be larger than 10' x 15' x 15'
- Tree houses
- Any recreational facility, i.e. pool, basketball court, tennis court, ect.
- Any other use which the architectural review committee finds similar in nature.

3b. It is also recommended that flag poles and sculptures shall not be considered accessory structures and are not subject to ARC approval, but are respectively limited to 25 ft. and 15 ft. in height.

3c. It is recommended that decks in the backyard of a home which are not part of a pool project need ARC approval. Decks that are part of a pool project will continue to require ARC approval.

3d. It is recommended that an accessory structure only needs to substantially match the main structure on the property in terms of architectural style and color; however, an accessory structure does not need to match the main structure on the property exactly in terms of finish materials and grade of finish.

3e. Play structures or equipment shall not be larger than 10' x 15' x 15' in size.

Justification: Defining what is and is not an accessory structure, along with clarifying which accessory structure projects need ARC approval will help make the ARC process more efficient and effective. These recommendations leave in place the standard operating procedure of requiring ARC approval for new sheds, arbors, and other storage structures, while clarifying long standing issues and concerns of Village staff, residents, and ARC members.

For example, trellises will only be reviewed if they are part of a larger fence project. Flag poles and sculptures are not traditional accessory structures and are treated as such. While they are not subject to ARC approval it is reasonable to impose height restrictions on them to ensure they do not unnecessarily disrupt neighbor's views. Play structures and tree houses were added to the accessory structure list, as they have significant aesthetic impacts and where not clearly defined as accessory structures in the current Village Code.

Recommendation 4: Razing and demolitions of homes and other structures do not require ARC approval.

Justification: Razing and demolition projects have appeared before the ARC in the past, but there was no

explicit requirement in Village Code for the ARC to review these projects. Removing a structure does have an aesthetic impact on the Village; however, it doesn't have the same visual impact as adding a structure. In most cases, dilapidated or damaged structures are being removed to make room for new structures. The ARC should not be making decisions regarding what can and cannot be removed from a property.

Recommendation 5: Measurement of sign area shall be calculated as the sum of the area within the smallest regular rectangle or circle that will encompass all elements of the actual sign face including any writing, representation, emblem or any figure or similar character together with any material forming an integral part of the display or forming the backing surface or background on which the message or symbols are displayed.

Justification: The current Village Code doesn't clearly define how the total area of a sign should be measured. There has been confusion in the past as to what elements of the sign should be measured to determine the total area. This revision simplifies the measurement of the total sign area so that businesses and the building inspector alike can easily determine whether or not a sign conforms to Village Code.